

File

November 19, 2020

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**ARCHITECTS
ENGINEERS**

400 HIGH STREET
SEAFORD, DE 19973
PH: 302.628.1421
FAX: 302.628.8350

SALISBURY
BALTIMORE
SEAFORD

www.gmbnet.com
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Town of Millville
36404 Club House Road
Millville, DE 19967

Attn: Debbie Botchie
Town Manager

Re: MBTS – Peninsula Village
Final Site Plan Review
Millville, Delaware
GMB File No. R170147.001

Dear Ms. Botchie:

We have completed our review of the Construction Plans dated January 4, 2018, and revised September 25, 2020 as submitted by Civil Engineering Associates, Inc. on behalf of ASF MBTS, LLS for the proposed Millville By the Sea Peninsula Village subdivision. The proposed subdivision is located on Tax Map Parcels 134-16.00-03.02, 134-16.00-19.00, 134-16.00-20.00 and 134-15.00-121.00 with planned entrances from Substation Road and MBTS Sea Star Village Section 3. The submission was reviewed per Town of Millville Code Sections 125 Subdivision of Land and 155 Zoning, the Millville by the Sea Development Performance Standards dated July 2014, the Millville by the Sea Master Plan and generally accepted engineering principles. Specific comments were made regarding individual components of the submittal and are discussed below.

General

1. The proposed pool and parking are should be shown pre the Planning and Zoning recommendation from their October 14, 2020 meeting.
2. Profiles for all drainage pipes installed under the CIPs for Peninsula Village are required. Profiles for P-B-16, P-C-1, P-C-9, and P-C-10 are not shown.
3. Sheet G-2: Please review the pipe label from CB A-4 to MH A-12. Should it be P-A-4?
4. Sheet RD-2: Please remove the labels in the plan view for CB A-8 and CB A-9 there are no catch basins where they are labeled.
5. Sheet RD-2: Please review the pipe label for P-A-5 the slope and pipe size don't match the Pipe Schedule on Sheet G-4.
6. Sheet RD-3: Please review the label for CB-E-10, the invert out for P-E-10 dose not match the invert out shown on the Structure table on Sheet G-4.

JAMES H. WILLEY, JR., PE
PETER A. BOZICK, JR., PE
JUDY A. SCHWARTZ, PE
CHARLES M. O'DONNELL, III, PE
W. BRICE FOXWELL, PE
A. REGGIE MARINER, JR., PE
JAMES C. HOAGESON, PE
STEPHEN L. MARSH, PE
DAVID A. VANDERBEEK, PE
ROLAND E. HOLLAND, PE
JASON M. LYTLE, PE
CHRIS B. DERBYSHIRE, PE
W. MARK GARDOCKY, PE
MORGAN H. HELFRICH, AIA
KATHERINE J. MCALLISTER, PE

JOHN E. BURNSWORTH, PE
VINCENT A. LUCIANI, PE
ANDREW J. LYONS, JR., PE
W. NICHOLAS LLOYD
AUTUMN J. WILLIS

7. Sheet RD-5: Please review the size of the CB-B-8 the plan view appears to be 72" and the Structure Table on Sheet G-4 labels it as 48".
8. Sheet RD-5: Please review the pipe label for P-B-9, the length and slope don't match the Pipe Schedule on Sheet G-4.
9. Sheet RD-5: Please review the CB B-6 label the invert in for P-B-3, the invert in for P-B-3 doesn't match the Structure Table on Sheet G-4
10. Sheet RD-5: Please review the label for P-B-4 the slope doesn't match the slope on the Pipe Schedule on Sheet G-4.
11. Sheet RD-6: Please review the invert out label for MH C-8, should it be P-C-8?
12. Sheet RD-6: Please review the pipe label for P-C-6, the slope and length don't match the Pipe Schedule on Sheet G-4.
13. Sheet RD-7: CB C-17 is not labeled in plan view.
14. Sheet RD-7: Please review labels for CB B-2, should the inv out be labeled P-B-2 and CB G-2 should the inv in be P-G-4 and the TG doesn't match the Structure Table on Sheet G-4.
15. Sheet RD-7: Please review the pipe labels for P-B-1 and P-G-2, the slopes and lengths don't match the Pipe Schedule on Sheet G-4.
16. Sheet RD-9: Please review profile MH-A-3 to FES-A. Should the pipe label between MH A-3 and CB A-5 be P-A-3? MH A-12 is not shown on the Structure Table and Pipe P-A-12 is not shown on the Pipe Schedule on Sheet G-4.
17. Sheet RD-9: Please review the Profile CB E-7 to FES-E, should the pipe label for P-E-7 instead of P-F-7?
18. Sheet RD-9: Please review profile CB G-2 to FES-G. The pipe label for P-G-2 length and slope don't match the Pipe Schedule on Sheet G-4. The label for Sta 1+18.95 is not correct please review. The pipe to FES-G is not labeled.
19. Sheets U-2 and U-3 the water and sewer pipe that have been installed should be shown in its as-built location and labeled as existing not proposed. The pipes that have been installed into Sea Breeze Village should be shown not the proposed stubs.

Permits Required for Proposed Site Work

The Developer should forward the following permits/approvals or updated permits/approvals that were required do to change in layout to the Town of Millville and George, Miles & Buhr, LLC as the project progresses.

1. State of Delaware Department of Public Health Office of Drinking Water – Water system permit.
2. Sussex County Conservation District – Storm water management and erosion control permit and/or letter of exemption.
3. DNREC – Sanitary Sewer System Permit.
4. Sussex County Engineering Department – Sewer Service Approval.
5. Tidewater Utilities – Water Service Approval.
6. Office of State Fire Marshal – Site Approval.
7. DeIDOT LONO/ Entrance Permit.
8. Any other permits/approvals necessary to develop the project.

If you have any questions, please contact me at 302.628.1421. Thank you.

Sincerely,



Andrew J. Lyons, Jr., P.E.
Sr. Project Engineer

AJL/jd